

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560300

Appeal by David and Mella Diaz Sanchez against the decision made on the 4th day of December, 2025 by Meath County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the construction of 84.40 metre square, single storey semi-independent living unit to the side of the existing two-storey, three-bedroom family dwelling. Proposed development will also consist of all site and services works at Carrick Lodge, Moynalty Road, Kells, County Meath.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefor.

Reasons and Considerations

The Commission considered the design of the proposed semi-independent living unit mitigated against the possibility of it being subdivided from the main house, in particular the relationship between the proposed fenestration (to the kitchen, living/ dining area), and the rear of the existing dwelling. In addition having regard to the specifics of this case, the Commission considered that the proposed entrance to the front of the property, noting its design, setback and connectivity to the main property, could be used as a secondary entrance to serve the main house and, that to amend the layout to provide a side access would detract from the residential amenity of the proposed accommodation.

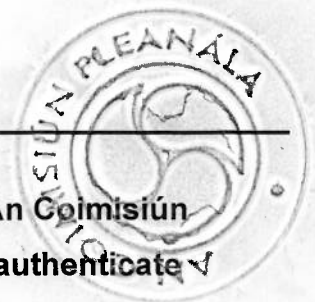
The Commission noted objective DM OBJ49 of the Meath County Development Plan 2021-2027, which requires that a family flat shall not have a separate access provided to the front elevation of the dwelling, and that the proposed development contravened this objective but, having regard to the specifics of this case and for the reasons set out in the paragraph above, the Commission considered it appropriate to contravene the development plan.

In deciding not to accept the Inspectors recommendation, the Commission considered the redesign of the layout was not warranted as the design and layout of the proposed semi-independent unit, in itself, mitigated against it being used as a fully independent property.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 28th day of April 2026